

REGULAR CITY COUNCIL MEETING
FEBRUARY 13, 1995

PRESENT

Don Dafoe	Mayor
Gayle Bunker	Council Member
Alan Burraston	Council Member
Robert Droubay	Council Member
Dale Roper	Council Member

ABSENT

Robert Dekker	Council Member
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OTHERS PRESENT

Dorothy Jeffery	City Recorder
Richard Waddingham	City Attorney
Neil Forster	Public Works Director
Zane Pentz	Sunrise Engineering
Charlotte Morrison	Great Basin Historical Society
Dan Harris	DCH Construction
Glen Swalberg	Great Basin Historical Society
Darin Phelps	Chronicle Progress
Paul Fowles	
Greg Schafer	City Employee
Mike Barney	Contractor
Marcia Anstead	
Sharon Lamb	Great Basin Historical Society
Mr. & Mrs. Grant Nielson	

Mayor Dafoe called the meeting to order at 7:00 p.m. Dorothy Jeffery, City Recorder, acted as secretary. Mayor Dafoe stated that notice of the meeting time, place and agenda was posted at the principal office of the governing body located at 76 North 200 West and was provided to the Millard County Chronicle/Progress, the local radio stations, and to each member of the City Council by personal delivery two days prior to the meeting.

City Attorney Richard Waddingham offered an invocation, after which Mayor Dafoe led the Council in the Pledge of Allegiance.

MINUTES

The proposed minutes of a Regular City Council Meeting held January 9, 1995, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Robert Droubay MOVED that the minutes be approved as corrected.

The motion was SECONDED by Council Member Gayle Bunker. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a list of which had been given to them two days prior to the meeting. Following a brief discussion of the accounts payable, Council Member Gayle Bunker MOVED that the accounts payable be approved for payment as listed in the amount of \$141,138.88. The motion was SECONDED by Council Member Alan Burraston. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

NEW BUSINESS

COUNCIL MEMBER GAYLE BUNKER: PLANNING COMMISSION MEMBER APPOINTMENT

Mayor Dafoe asked Council Member Gayle Bunker to discuss a Planning Commission Member appointment.

Councilman Bunker said that Pauline Warner's term on the Planning Commission has expired. He said that he talked with Mrs. Warner and she is willing to serve another four-year term on the Planning Commission.

Following brief discussion, Council Member Gayle Bunker MOVED to reappoint Pauline Warner as a Planning Commission Member for a four-year term. The motion was SECONDED by Council Member Dale Roper. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

SUNRISE ENGINEERING/ZANE PENTZ: BID AWARD FOR CEMETERY ROAD BRIDGE

Mayor Dafoe welcomed Zane Pentz, Sunrise Engineering Inc. and asked him to present a bid award for the Cemetery Road Bridge.

Zane Pentz, Sunrise Engineering Inc., said that a bid opening for the Delta City Cemetery Bridge Project was held Friday, February 10, 1995, wherein the following bids were received:

Dan Harris, DCH Construction	\$28,843.95
Dutson Supply	36,294.00
Jones Concrete	44,685.00
Dale Cox Construction	50,325.00

Mr. Pentz said that he has reviewed all the bid documents, and DCH Construction is the apparent low bidder. He then recommended that Delta City sign a contract with DCH Construction to perform the work.

Mr. Pentz said that Millard County and Delta City need to coordinate a time schedule for the removal of the old bridge, the old concrete channel and the excavation so the contractor can begin pouring the floor.

Neil Forster said that the proposed starting date for the project is February 27th then Dan Harris can proceed on March 1st.

Zane Pentz presented and briefly reviewed a 30-day engineering contract from Sunrise Engineering, Inc.

Council Member Gayle Bunker MOVED to approve the signing of the contract between Delta City and Dan Harris for the construction of the Cemetery Bridge subject to City Attorney Richard Waddingham's review of the contract. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Gayle Bunker	Yes
Council Member Alan Burraston	Yes
Council Member Robert Dekker	Absent
Council Member Robert Droubay	Yes
Council Member Dale Roper	Yes

Mr. Pentz then presented an invoice from Sunrise Engineering, Inc. in the amount of \$3,000 for Delta City's share of engineering costs for the design phase of the Cemetery Bridge.

Council Member Dale Roper MOVED to approve payment in the amount of \$3,000 to Sunrise Engineer, Inc. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

GREAT BASIN MUSEUM/CHARLOTTE MORRISON: MUSEUM

Mayor Dafoe welcomed Charlotte Morrison, Great Basin Historical Society, and asked her to address the City Council.

Charlotte Morrison presented information regarding the Great Basin Museum and the schedule of events involving the Great Basin Historical Society. Funding for the museum was discussed, and Mrs. Morrison asked Delta City for a \$1,000 donation.

Following brief discussion, Council Member Robert Droubay MOVED to authorize Mayor Dafoe to issue a check to Great Basin Historical Society in the amount of \$1,000, which is to come from the Mayor &

City Council Contributions fund. The motion was SECONDED by Council Member Alan Burraston. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

COUNCIL MEMBER GAYLE BUNKER/MIKE BARNEY/GRANT NIELSON:
RECOMMENDATION FROM PLANNING COMMISSION CONCERNING A ZONE CHANGE
REQUEST FROM COMMERCIAL DEVELOPMENT (CD) TO RESIDENTIAL DEVELOPMENT

Mayor Dafoe asked Council Member Gayle Bunker to present a recommendation from the Planning Commission regarding a zone change request from Commercial Development (CD) to Residential Development (RD).

Councilman Bunker presented the following recommendation from the Planning Commission:

"In a Planning Commission Meeting held January 25, 1994, Mike and Joyce Barney were in attendance in behalf of Grant Nielson to request a zone change for property located north of Plaza Twin Theater, west of Best Western Motor Inn and east of 400 East along Topaz Boulevard. It is currently zoned Commercial Development (CD), and Mr. Nielson is requesting that the zone be changed to Residential Development (RD) in order to construct a planned unit development (condominiums).

Phil Sabey expressed his concern from a neighboring residential home owner's point of view and spoke in opposition to duplexes or apartments being built on that property. He said that there are several duplexes located close to their neighborhood, and he feels that they are detrimental to the neighborhood and they decrease the value of his home.

Mr. Barney assured the Planning Commission that Mr. Nielson is only interested in building condominiums to sell not to rent.

Following discussion, it is the Planning Commission's recommendation to the City Council that a Public Hearing be scheduled for the purpose of receiving public comment regarding Grant Nielson's zone change request from Commercial Development (CD) to Residential Development (RD) in order to construct planned unit housing on his property located north along Topaz Boulevard."

Grant Nielson then addressed the City Council and explained that he is planning to build approximately 15 to 18 condominiums, and he would start with three units.

Following discussion, Council Member Gayle Bunker MOVED that a Public Hearing be scheduled for March 13, 1995, at 6:30 p.m. for the purpose of receiving public comment regarding Grant Nielson's zone change request from Commercial Development (CD) to Residential Development (RD). The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MARCIA ANSTEAD: LEAGUE OF UTAH WRITERS

Mayor Dafoe welcomed Marcia Anstead and asked her to address the City Council regarding the League of Utah Writers.

Marcia Anstead explained that the Utah State League of Utah Writers is sponsoring a community writing workshop and book fair on March 11, 1995, from 9:00 a.m. to 5:00 p.m. at the Delta High School. The workshop is available to elementary students, middle school students, high school students as well as adults.

Mrs. Anstead said that scholarships are being offered to interested participants who cannot afford the cost of the workshop, and asked if the City Council would be willing to contribute \$130.00 toward the scholarship fund.

Following discussion, Council Member Robert Droubay MOVED to contribute up to \$150.00 toward the writing workshop scholarship fund, and if there is a need to contribute more than that the Mayor can use his discretion. The motion was SECONDED by Council Member Alan Burraston. Mayor Dafoe asked if there were any comments or questions. There being none, he called for a vote. The motion passed unanimously.

OTHER BUSINESS

Council Member Robert Droubay said that Millard County has talked to him about using the ball field at the Neighborhood Park. Grooming of the park was discussed as well as the installation of additional water and power sources.

Mayor Dafoe asked if there were any comments, questions or items to be discussed. There being none, Council Member Dale Roper MOVED to adjourn. The motion was SECONDED by Council Member Gayle Bunker. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion

passed unanimously. Mayor Dafoe declared the meeting adjourned at 8:45 p.m.


DON DAFOE, Mayor


DOROTHY JEFFERY
Delta City Recorder

MINUTES APPROVED: RCCM 3-13-95